

**TRANSFER
TAX
PAID**

DEED OF SALE
BY PERSONAL REPRESENTATIVE

020973

KNOW ALL MEN BY THESE PRESENTS That **Thelma P. Matheson**, of Waterville, County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of Marianne G. Proctor, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will), by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Barbara Cosgrove**, of Waterville, County of Kennebec, State of Maine, whose mailing address is P.O. Box 2007, Waterville, Maine, the real property in Waterville, County of Kennebec, State of Maine, hereby conveys, assigns, transfers and releases to **Barbara Cosgrove**, the following described real property:

Two certain lots or parcels of land with the buildings thereon situated in said Waterville and bounded and described as follows, viz:

First Lot: A certain lot of land situated on the northerly side of Roosevelt Avenue in said Waterville and being land included in lot #41 and the westerly half of lot #42 on a plan of Boutelle Heights made by Green and Wilson, C.E., May 10, 1921, which plan was recorded in Kennebec County Registry of Deeds. Said lot of land is seventy-five (75) feet in width along Roosevelt Avenue and one hundred (100) feet in depth.

Second Lot: Ten (10) feet wide running with the street by one hundred (100) feet running from the street to the rear of the lot on the west side of the easterly half of lot #42 on Roosevelt Avenue, so-called, on the plan of Boutelle Heights made by Green & Wilson, C.E., under the date of May 10, 1921 and recorded in Kennebec Registry of Deeds. It being the same parcel of land conveyed by Lewis Rosenthal to Eva E. Logan by warranty deed recorded in Kennebec Registry of Deeds in Book 654, Page 505.

This conveyance is made upon the express condition that no building other than one private dwelling house with a cellar and permanent foundation and constructed for occupation by not more than two families (said dwelling house to cost not less than \$4,000) shall be erected upon the above described premises and that no part of the dwelling, excepting piazza, porticoes and bay windows, and also excepting doorsteps, shall be erected nearer to the northerly line of Roosevelt Avenue than twenty (20) feet with a private garage to be erected no nearer to the northerly line of Roosevelt Avenue than sixty (60) feet.

Being the same premises conveyed to Marianne G. Proctor by deed from Carl A. Proctor dated April 26, 1956 and recorded in the Kennebec County Registry of Deeds in Book 1039, Page 339.

Seller makes no representations of any nature whatsoever regarding the amount of acreage, location of boundary lines of the parcel of land included within the scope of this sales agreement, or the condition of the home. Seller makes no warranties or representations as to the suitability of the property for the Purchaser's intended use and

Seller is conveying the property "as is".

WITNESS my hand and seal this 3rd day of August, 1998.

Signed, Sealed Delivered
in presence of:

Estate of Marianne G. Proctor

David J. Roy
Witness

Thelma P. Matheson
By: Thelma P. Matheson, Personal Rep.

STATE OF MAINE
KENNEBEC, SS.

- Date: August 3, 1998

Then personally appeared the above named Thelma P. Matheson in her capacity as Personal Representative and acknowledged the foregoing instrument to be her free act and deed.

Before me,

David J. Roy
Notary Public

DAVID J. ROY
Notary Public, Maine
My Commission Expires July 21, 2001



RECEIVED KENNEBEC SS.

1998 AUG -4 PM 2: 29

ATTEST: Thelma P. Matheson
REGISTER OF DEEDS